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0007.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

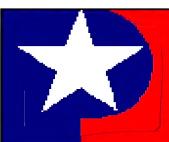
871,700 / 871,700

USE VALUE:

871,700 / 871,700

ASSESSED:

871,700 / 871,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		COURT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BOBCO LLC	
Owner 2:	
Owner 3:	
Street 1: 9 COURT STREET	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1: KENT ROBERT C -	
Owner 2: KENT PAUL W -	
Street 1: 9 COURT STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION		SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
This parcel contains .18 Sq. Ft. of land mainly classified as Office with a Office Building built about 1850, having primarily Aluminum Exterior and 3210 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.		Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
KENT ROBERT C,	69876-176	9/1/2017	Convenience			100	No
KENT MICHAEL C/	69876-172	9/1/2017	Family			500,000	No
KENT CHARLES R/	69876-169	9/1/2017	Convenience			100	No
KENT ANNE TRAIN	66617-67	12/31/2015	Convenience			100	No
KENT ANNE L	46207-426	10/3/2005	Family			99	No
	13980-416	6/1/1980				110,000	No
							Y

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	B1	NEIGH OFFI	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		7826	Sq. Ft.	Site			0	31.	2.37	CA									574,933						574,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
340	7826.000	296,800		574,900	871,700		35143
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 71 - Office				Full Bath	Rating:			1896 / FINISH IN UAT V.P.=NV; RUSH-KENT INSURANCE.													
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth	Rating:																
Frame: 1 - Wood				1/2 Bath: 4	Rating: Average																
Prime Wall: 3 - Aluminum				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits:	Rating:			1st Res Grid Desc: Line 1 # Units													
Color: WHITE				A Kits:	Rating:																
View / Desir:				Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1850	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct: G10	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: 10				Phys Cond: AG - Avg-Good	31. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 8 - Plyw Panel				Functional:		%		Interior:													
Sec Int Wall: 1 - Drywall	50 %			Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 4 - Carpet				Override:		%		Baths:													
Sec Floors:		%		Total:	31.5 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 105.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.11152649				General:													
Electric: 3 - Typical				Const Adj.: 0.93139195				Totals													
Insulation: 2 - Typical				Adj \$ / SQ: 108.703				0													
Int vs Ext: S				Other Features: 12374																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 50			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 433298																	
% Com Wal	% Sprinkled 0			Depreciation: 136489				Juris. Factor: 1.00	Before Depr: 108.70												
				Depreciated Total: 296809				Special Features: 0	Val/Su Net: 56.51												
								Final Total: 296800	Val/Su SzAd 92.46												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 050.0-0006-0007.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:										Total:									